169.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,600 / 930,600
					USE VALUE:	930,600 / 930,600
					ASSESSED:	930,600 / 930,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NINAN DILIP J &
Owner 2:	SINNOTT GILLIAN M
Owner 3:	
Street 1:	256 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEMIS GUY W/ETAL -
Owner 2:	BEMIS JEAN E -
Street 1:	256 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1894, having primarily Wood Shingle Exterior and 1867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10875.000	398,700	9,500	522,400	930,600
Total Card	0.250	398,700	9,500	522,400	930,600
Total Parcel	0.250	398,700	9,500	522,400	930,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.54 /Parcel: 498.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112014

GIS Ref

GIS Ref

Insp Date 06/29/18

!13072!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,700	9500	10,875.	522,400	930,600		Year end	12/23/2021
2021	101	FV	386,700	9500	10,875.	522,400	918,600		Year End Roll	12/10/2020
2020	101	FV	386,500	9500	10,875.	522,400	918,400	918,400	Year End Roll	12/18/2019
2019	101	FV	290,200	9600	10,875.	522,400	822,200	822,200	Year End Roll	1/3/2019
2018	101	FV	302,400	9600	10,875.	440,300	752,300	752,300	Year End Roll	12/20/2017
2017	101	FV	302,400	9600	10,875.	403,000	715,000	715,000	Year End Roll	1/3/2017
2016	101	FV	274,200	9800	10,875.	343,300	627,300	627,300	Year End	1/4/2016
2015	101	FV	252,000	9800	10,875.	298,500	560,300	560,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:06:08

LAST REV

Date	Time
08/08/18	10:42:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEMIS GUY W/ETA	65877-110		8/7/2015		870,000	No	No		
CRASCO KENNETH/	24996-124		11/16/1994		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2014	777	Alterati	36,728		7/7/2014			new gas fire place
3/21/2012	264	Manual	108,216					install 10 new win
1/8/2007	14	Manual	32,428	C		G8	GR FY08	replace gutters,fa
2/3/2004	114	Manual	42,404	C		G6	GR FY06	DEMO CHMNY/ADD CEN
2/5/2002	62	Redo Kit	25,000	C				REMODEL KIT/REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	CC	Chris C
5/3/2016	Sales Review	PT	Paul T
7/10/2014	Info Fm Prmt	PC	PHIL C
11/5/2008	Meas/Inspect	336	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/9/1999	Measured	243	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10875		Sq. Ft.	Site		0	70.	0.69	7									522,377						522,400	

Total AC/HA:	0.24966	Total SF/SM:	10875	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,377	Spl Credit		Total:	522,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	olive		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1894	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27896845
Const Adj.:	1.01989794
Adj $ / SQ:	169.574
Other Features:	86605
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446995
Depreciation:	48275
Depreciated Total:	398719

COMMENTS

1of=sink in basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

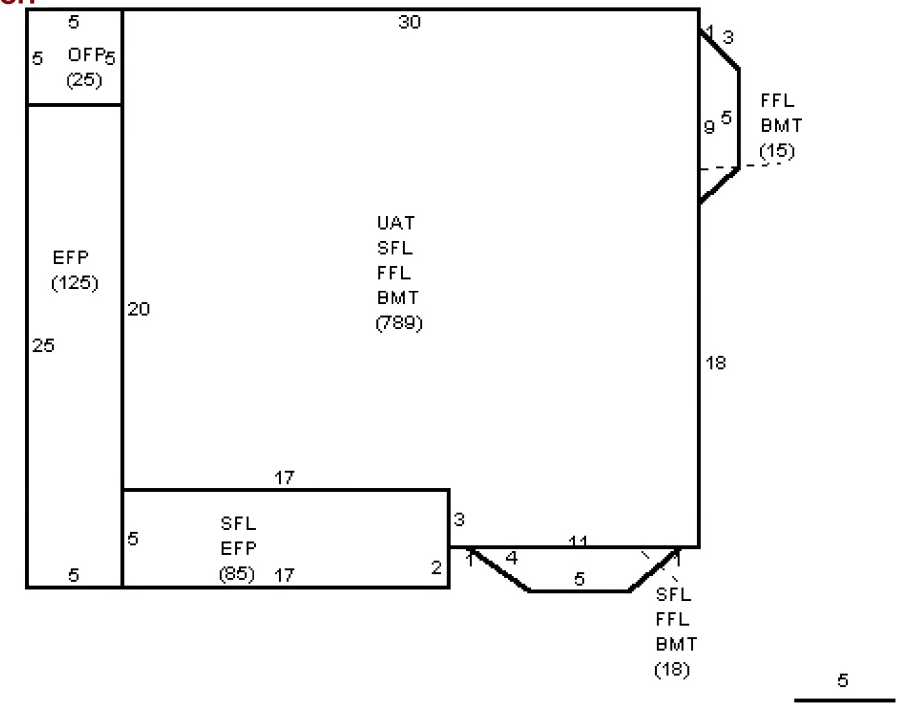
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.57
Special Features:	0	Val/Su Net:	136.35
Final Total:	398700	Val/Su SzAd	238.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	847	169.570	143,697
BMT	Basement	822	50.870	41,817
FFL	First Floor	822	169.570	139,390
EFP	Enclos Porch	210	40.990	8,608
UAT	Upper Attic	197	130.570	25,755
OFP	Open Porch	25	44.880	1,122

Net Sketched Area:	2,924			Total:	360,389
Size Ad	1669.3999	Gross Area	3560	FinArea	1867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	G	VG	1920	25.85	T	20	101			9,100			9,100
19	Patio	D	Y	1	6X14	G	AV	1980	7.50	T	31.2	101			400			400
2	Frame Shed	D	Y	1	4X5	A	AV	1950	0.00	T	40	101						

More:	N	Total Yard Items:	9,500	Total Special Featues:		Total:	9,500